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## City of Dover Department of Planning and Community Development

# Rezoning Analysis

## PROPOSED REZONING OF BELLAMY/COLD SPRINGS ROADS

## Proposed Change

### Background

In August 2020, the Dover City Council ratified numerous zoning amendments. Some were a result of work completed by the 2018 Rezoning Review committee.

As part of the post adoption work, Planning staff updated the Zoning Map and identified that a result of the change in zones along the intersection of Mast Road and Durham Road, created an island zone of R-40 surrounded by R-20 zoned land.

### Area Description

The area is a 42 acre swath of land with lots on Bellamy Road and include properties accessed by Cold Springs Road. These are all lots within Assessors Map H. This land is all zoned Rural Residential (R-40). It is adjacent to lots zoned Innovative Technology (IT), Commercial (C) and Low Density Residential (R-20). Of the lots included, only one is fully undeveloped. The majority of the lots have a single family home on them and there is a portion of a lot that fronts on Stonewall Drive, which has stormwater infrastruc-

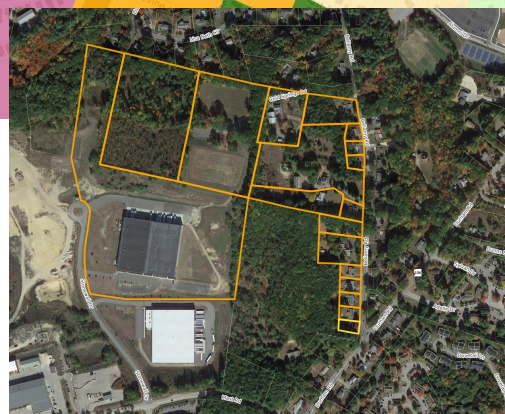
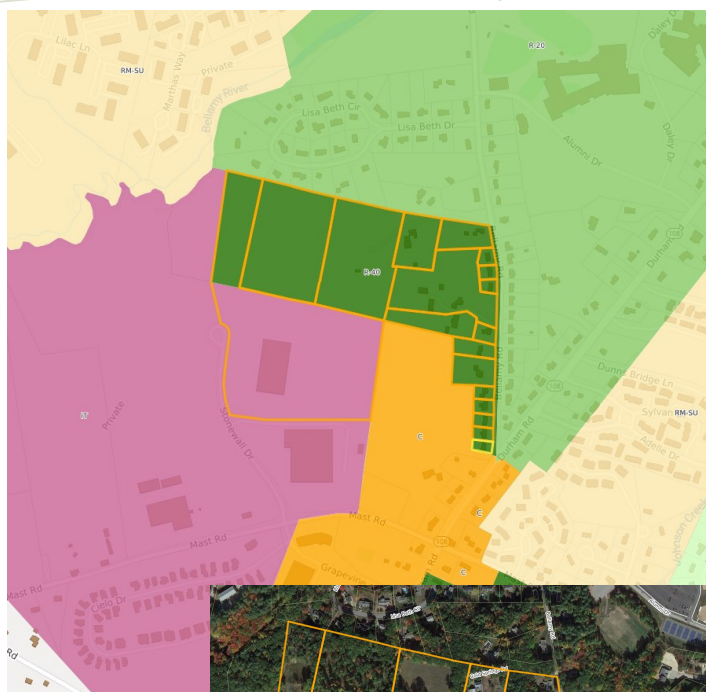
ture, and a final lot with athletic fields upon it.

The Stonewall lot and the athletic field lot have no further development potential, per covenants and plan restrictions. The Recreation Master Plan identifies that the whole area off Mast Road should transition to a passive recreation/conservation area.

### Amendment

Currently, the boundary between the R-20 and R-40 districts runs along the property boundary between the parcels and Lisa Beth Circle and Bellamy Road. The amendment eliminates this R-40 district and has the R-20 boundary meet up with the C and IT districts.

The area will remain residential, but at an adjusted scale, one which is closer in keeping with the lot size of the parcels on Bellamy Road.



## AT A GLANCE:

### Total Acreage (Land Use): 1.2

Citywide:	18,557
Residential:	15,193
Non-Residential:	3,399
Area of Interest :	1
Current Unit #:	18

Potential Unit # (No zone change):	9
Commercial Development potential	0 sf
Public Road Potential? (Y/N):	Y
Open Space Subdivision? (Y/N):	N
Water (Y/N):	Y
Sewer (Y/N):	Y

# Purpose Statements

*Purpose statements for each zoning district assist planners and property owners in understanding the spirit and intent of the specific zone. This ensures more efficient and clear use of property.*

## Rural Residential:

The purpose of this residential district is to provide for conventional single-family neighborhoods in the more rural areas of the City. These areas have larger lot sizes (one or more acres) and the homes are most likely served by on-site septic systems and wells, but there are some portions of the district that have municipal sewer and water. New subdivisions are designed as open space developments with reduced lot sizes allowed in return for the permanent preservation of open space. Agriculture and farming are promoted in this district. Some nonresidential uses that are compatible with single-family homes are permitted, including churches, hospitals, elementary schools, high schools and child-care facilities.

## Low Density Residential:

The purpose of this residential district is to provide for conventional single-family neighborhoods on lots not less than 20,000 square feet. The homes in this district are likely served by municipal sewer and water, but there are some areas that still have on site septic systems and wells. These districts are located near major roadways. The development of parcels with at least 15 acres can be done as open space subdivisions. Agriculture and farming are promoted in this district. Some nonresidential uses that are compatible with single-family homes are permitted, including churches, elementary schools, high schools and child-care facilities.

# Development Concept Scenarios <sup>1,2,4</sup>

### Description

Some residential development, might be appealing off Bellamy Road. The larger (10 Acre) vacant lot off Cold Springs Road, would seem appealing, but would have difficulty being developed, unless someone purchased a lot to access off Lisa Beth Circle. Cold Springs Road is a private road, and to develop the lot would require up-grades to Cold Springs Road and working with the other owners of Cold Springs Road. An estimate is that (absent the substantial investment) 9 new single family homes may be proposed with an average assessed value of the homes at \$500,000.

More likely is that the vacant lot is appealing for excavations and could see a sand or gravel operation. The remaining 8 homes would be on larger lots on Bellmay.

### Tax Impact

Dover's estimated tax rate is \$24.85. This provides tax revenue of approximately \$12,425 per house. A single family home in Dover provides 0.5 a student into the school system. The cost to educate a child is approximately \$15,000. No new public roadways are assumed, as the area is built up.

### Traffic Impact

The Institute of Transportation Engineers identifies that 1 PM Peak hour vehicle trip per unit is generated for a single family home, resulting in 8 new trips, in the evening.

### Abutter Impact

There is no restriction on lighting or placement of sheds/garages, other than 10 feet off a property line. If the large lot is excavated there would be traffic generated.

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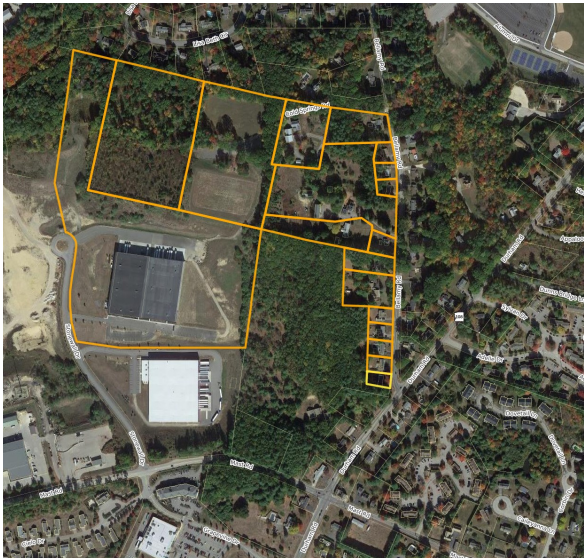
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THE CONCEPTS  
ARE BASICALLY  
THE SAME, GIVEN  
THE RESIDENTIAL  
TO RESIDENTIAL  
PROPOSAL.

Rural Residential:

Low Density Residential:

# Dimensional Review<sup>3</sup>

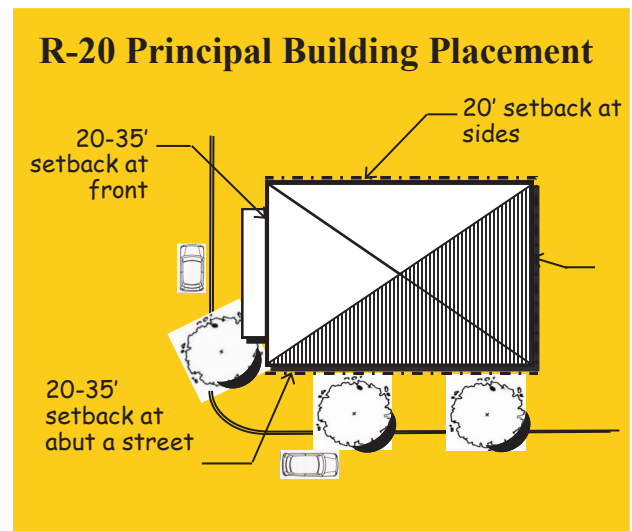
	Rural Res (R-40)	Open Space Subdivision	Low Density Res (R-20)	Notes
<b>LOT</b>				
Minimum LOT Size	40,000 sf	20,000 sf	20,000 sf	Open Space is mandatory for 4+ lots
Maximum Lot Coverage	30%	30%	30%	excludes driveway
Minimum Frontage	150 ft	40 ft	125 ft	
<b>PRINCIPAL BUILDING</b>				
Front Setback	40 ft	10 ft	20-35 ft	
Abut a Street Setback	40 ft	10 ft	20-35 ft	
Side Setback	25 ft	10 ft	20 ft	
Rear Setback	30 ft	10 ft	30 ft	
<b>OUTBUILDING/ACCESSORY USE</b>				
Front Setback	40 ft	10 ft	35* ft	*no closer than existing home
Abut a Street Setback	40 ft	10 ft	35* ft	*no closer than existing home
Side Setback	25 ft	10 ft	10 ft	
Rear Setback	30 ft	10 ft	10 ft	
<b>HEIGHT OF BUILDING</b>				
Principal Building	35 ft max	35 ft max	35 ft max	
Outbuilding	35 ft max	35 ft max	35 ft max	

## Mitigating Abutter Impact

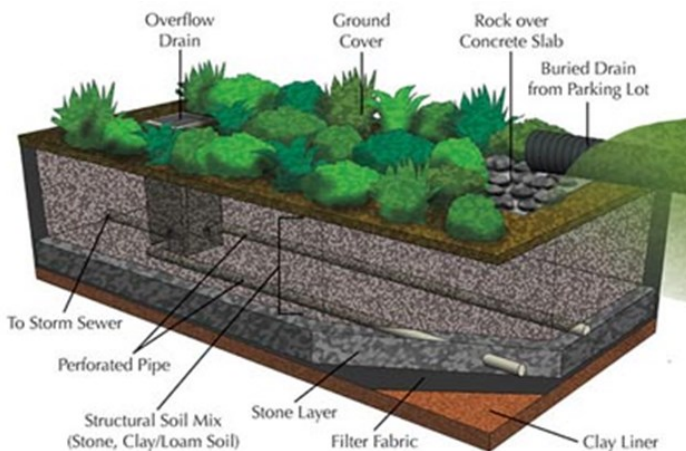
Dover's zoning and site regulations recognize context and in many cases require buffers along exterior boundaries of a project site.

While there is no residential property maintenance regulations, there are requirements for commercial properties, per site plan approval.

During development review, the context of all projects is reviewed, to ensure that impacts are reviewed and mitigated on a site by site basis, understanding that each project and parcel is unique.



## Stormwater Management



Dover leads the state with recently amended regulations related to Stormwater Management, within our Site Plan Regulations. The effects of development whether residential, parking lots, or commercial all impact stormwater management. The regulations manage stormwater runoff, protect water quality and quantity, minimize the contribution of a pollutant for which a water body is impaired to the maximum extent practicable, cause no discharge of runoff to an adjacent property in excess of runoff discharge in the existing developed or undeveloped condition, and encourage the use of low impact development strategies.

For new development, runoff of impervious surfaces, total suspended solids, pollutants, infiltration, water table, and plantings are all considered and regulated. The minimum protections and management standards require that all development comply with EPA Phase II stormwater rules and the City's MS4 permit, existing waters be protected by buffers, and best management practices are in place, low impact development strategies must be used, the use of salt and other winter maintenance items are

also covered to make sure no discharge to receiving waters is possible. To prevent issues such as pollutants entering the water system, flooding, and more new developments must go through the City's stormwater regulations.



# Allowed Uses<sup>3</sup>

## Rural Residential (R-40)#

Clinic	MANUFACTURED HOUSING
COUNTRY CLUB	Recreation Camp
EXCAVATION	
HOSPITAL	
ACCESSORY DWELLING UNIT	EDUCATIONAL INSTITUTION, K-12
ADULT DAY CARE	FARM*
ASSEMBLY HALL	FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling*
BED and BREAKFAST	OFFIC *
CHILD CARE FACILITY	PUBLIC RECREATION
CHILD CARE HOME	Public Utility*
CONSERVATION LOT	Retail sale of Agriculture Goods raised on site.
DWELLING, TWO FAMILY*	
DWELLING, SINGLE FAMILY*	
ROADSIDE FARM STAND*	

Common#

## Low Density Residential (R-20)#

### Rural Residential (R-40) Uses Permitted by Special Exception\*

• ASSISTED LIVING FACILITY
• CONGREGATE CARE FACILITY
• CONTINUING CARE COMMUNITY FACILITY
• EDUCATIONAL INSTITUTION, POST SECONDARY
• ELDERLY ASSISTED CARE HOME
• Helicopter Take offs and Landings
• JUNKYARD
• MANUFACTURED HOUSING PARK
• NURSING HOME

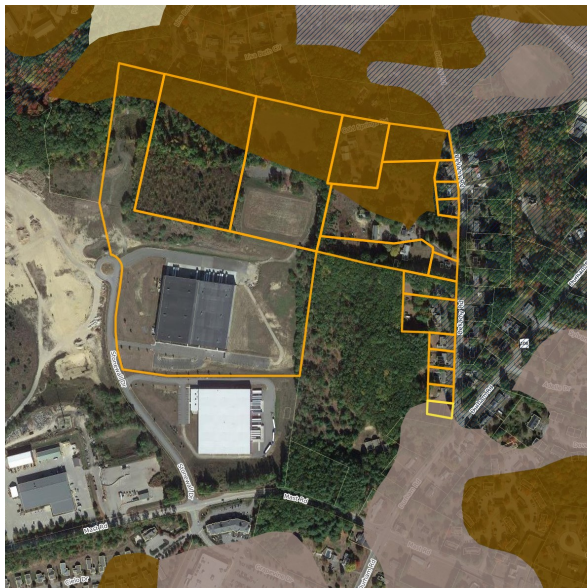
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• NURSING HOME

\* see zoning tables for footnotes.  
 # Uses allowed, which could not be done on this parcel are not shown  
 WORDS IN ALL CAPS are defined in ordinance



# Environmental Review<sup>2</sup>



## Introduction

Prior to any development of a site, the developer would be required to review and document environmental and topographic constraints that exist on the parcel. This concept review was completed using the City's Geographic Information System Data.

## Property Description

The 42 acre area is roughly arranged in an "L" shape. A majority of the lots are 14,000 square feet in size and have a single family home upon them. There are two 10 acre lots, which are rectangular or square shaped. One is an athletic field and one is vacant. The vacant one has been a tree farm. Both are accessed off Cold Springs Road, which is a private road.

## Wetlands/Soils

The area appears to have no wetlands mapped upon it, though there are stream beds which flow to the Bellamy River, and they typically would have wetlands in the vicinity. The soils are prime farmland.

## Floodplain Development

There appears to be a flood storage area along the Bellamy Road.

## Topography

The area has an incline as you leave Bellamy Road, it levels off at the upper area of Cold Springs Road.

# Transportation and Infrastructure<sup>2</sup>



ments necessary to the road network.

## Utilities—Public

A 6 inch Ductile Iron municipal water line is located in Bellamy Road and an 8 inch Asbestos Cement line sanitary sewer is also located in Bellamy Road.

## Utilities—Private

Eversource provides electric power to the parcel via service off Bellamy Road. Natural Gas and Telecommunications lines are located within the ROW.

Alternatively, the area is within a mile of NH Route 155, and Route 9. The two overlap for a short segment and that segment leads to the Spaulding Turnpike at Exit 8.

## Introduction

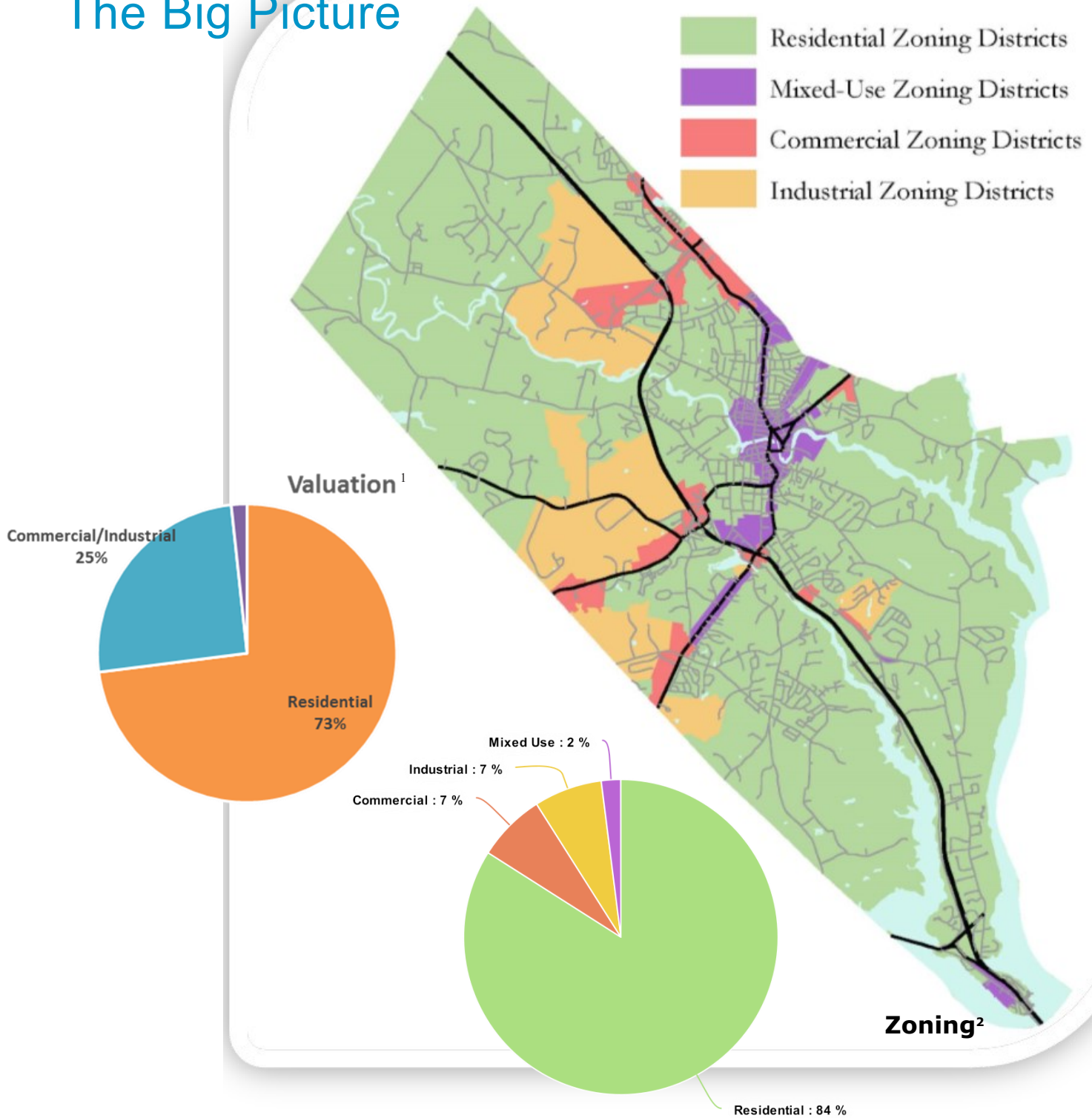
When reviewing the appropriateness of developing a parcel, transportation and utility infrastructure are reviewed to understand development costs.

## Transportation Network

As seen above, the subject area is adjacent to NH Route 108. From there you can reach the Spaulding Turnpike at exit 7, or US Route 4.

While the area is best suited for small scale residential development, any large development of the proposed lot would include a traffic analysis, which would look, amongst other things, at any improve-

# The Big Picture



## City Council Goal and Objective:

*In Dover, after taking office, a new City Council will meet and create goals for its term.*

*The 2018—2020 Council goals include the following:*

“Goal: Implement Long-Term Economic Development

Strategic Objective 3: Identify and rezone appropriate property parcels to spur/enhance commercial development to further balance the commercial-to-residential ratio by five percent in 10 years (measured annually)”

### Sources

1 = Tax Assessment Data

2 = Planning Department Land Use Data/Analysis

3 = Chapter 170, Zoning, of the City Code

4 = School District Enrollment Data and FY21 Budget